

# ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN  
☎ 0121 321 2101



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www.acres.co.uk

- Double bedroom with wardrobe
- Attractive lounge
- Enclosed elevated balcony
- Comprehensively refitted kitchen with integrated appliances
- Renewed well appointed white shower room
- Garage & Communal parking
- Security intercom/door release
- Set in the heart of Sutton Coldfield
- Much improved & Well presented



**ST. PETERS CLOSE, SUTTON COLDFIELD, B72 1LS - OFFERS AROUND £130,000**



This delightful much improved and well presented first floor flat has undergone significant improvement and renovation. Second in the heart of Sutton Coldfield town centre the property is positioned just a short stroll from an array of shops, restaurants and further facilities and additionally is served locally by excellent public transport links. Complimented by pvc double glazing and individual Wi-Fi controlled thermostatic heaters (both where specified) the property additionally has the security of an intercom/main intercom/door release system to main doorway. To truly appreciate the property on offer together with its hosts of improvements we highly recommend an internal inspection. Briefly comprising communal gardens parking and entrance hall, reception hall, lounge with patio doors opening to balcony, refitted kitchen, double bedroom with wardrobes, well-appointed white shower room, garage. Council tax band A

Set back from the roadway behind a deep driveway where there is communal parking and communal gardens, pathway gives access to the property via

CANPOY PORCH: Intercom/ door released door system, glazed door to

COMMUNAL ENTRANCE HALL: Windows to rear, stairs to first floor landing with further windows, door opening to

RECEPTION HALL: Cloaks cupboard

ATTRACTIVE LOUNGE 13'01" max 05'06" min 11'00" max 7'09" min: Pvc double glazed patio doors to balcony, slimline convector heater, storage cupboard

ENCLOSED BALCONY: Space for table and chairs

FITTED KITCHEN 09'00" x 5'06": Pvc double glazed window to side, single drain and sink unit having handleless contemporary fitted units to both base and wall level including integrated fridge, stainless steel oven having flush fitting hob above, set into slate style work surfaces having tiled splash backs with extractor canopy above elevated integrated microwave, renewed washing machine

BEDROOM 09'03" x 7'04": Pvc double glazed window to rear, slimline convector heater, double built in wardrobe

SHOWER ROOM: Renewed white suite comprising large shower cubicle with glazed splash screen, vanity wash hand basin with base unit underneath, low flushing wc, complimentary tiling to walls, built in storage cupboard

OUTSIDE: Communal garden set to side and rear having lawned shrubs and bushes

GARAGE (number 19): Set to a garage block to the rear (please check the suitability for your own vehicle)



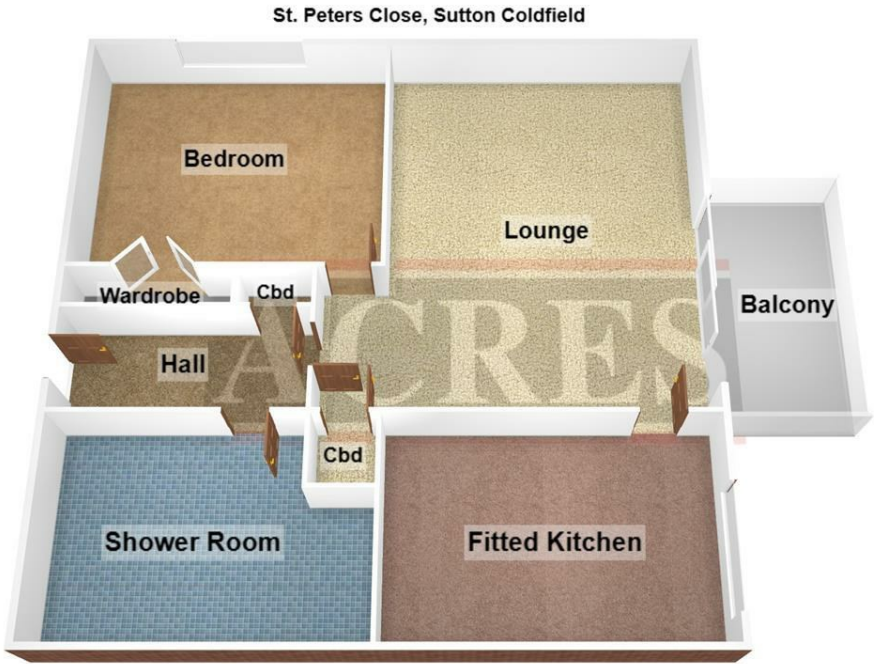
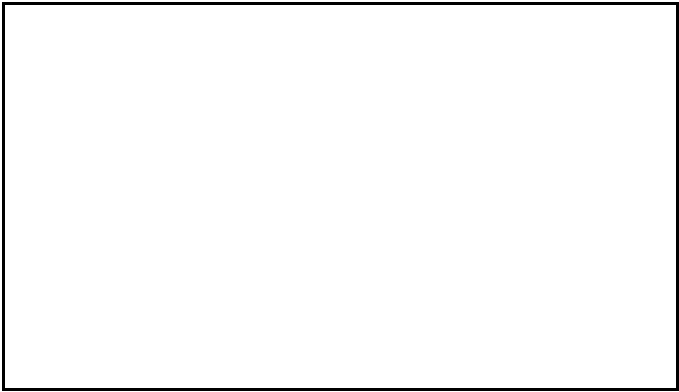
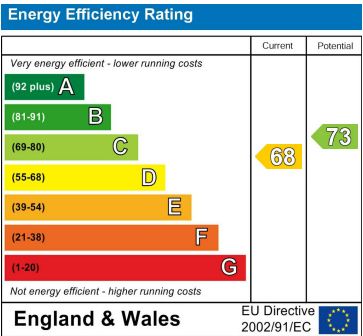




**TENURE:** We have been informed by the vendor that the property is Leasehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX :**

**VIEWING:** Highly recommended via Acres on 0121 321 2101



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.